

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Beaumont

State: TX

PJ's Total HOME Allocation Received: \$12,625,975

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	37	
<u>Program Progress:</u>						
% of Funds Committed	95.24 %	89.90 %	6	92.82 %	68	70
% of Funds Disbursed	89.68 %	80.44 %	6	82.38 %	72	75
Leveraging Ratio for Rental Activities	0	3.97	23	4.55	0	0
% of Completed Rental Disbursements to All Rental Commitments***	85.62 %	86.84 %	25	80.69 %	27	34
% of Completed CHDO Disbursements to All CHDO Reservations***	78.91 %	59.30 %	10	67.01 %	64	67
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	79.31 %	70.51 %	22	79.23 %	34	36
% of 0-30% AMI Renters to All Renters***	24.14 %	37.19 %	26	44.47 %	20	17
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	82.76 %	95.69 %	30	93.93 %	10	9
<u>Overall Ranking:</u>			In State:	23 / 37	Nationally:	23 22
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$37,784	\$13,659		\$24,984	58 Units	17.20 %
Homebuyer Unit	\$24,985	\$9,177		\$14,192	260 Units	76.90 %
Homeowner-Rehab Unit	\$21,579	\$29,315		\$20,036	20 Units	5.90 %
TBRA Unit	\$0	\$3,638		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Beaumont TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$37,320	\$41,431	\$22,107
State:*	\$48,078	\$57,886	\$32,291
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	3.1	10.0	0.0
Black/African American:	100.0	95.0	90.0	0.0
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	6.6	15.0	0.0
2 Persons:	22.6	27.8	35.0	0.0
3 Persons:	45.3	41.7	25.0	0.0
4 Persons:	18.9	15.1	10.0	0.0
5 Persons:	11.3	6.6	0.0	0.0
6 Persons:	0.0	1.9	5.0	0.0
7 Persons:	1.9	0.4	5.0	0.0
8 or more Persons:	0.0	0.0	5.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	17.0	7.3	0.0	0.0
Elderly:	17.0	2.7	40.0	0.0
Related/Single Parent:	64.2	67.6	25.0	0.0
Related/Two Parent:	1.9	17.8	20.0	0.0
Other:	0.0	4.6	15.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	77.4	0.0 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	18.9	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Beaumont State: TX Group Rank: 23
 (Percentile)
 State Rank: 23 / 37 PJs Overall Rank: 22
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.62	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	78.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	82.76	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.71	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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